

7901 VICKERS ST., SAN DIEGO, CA 92111



FOR SALE:

OWNER-USER & SBA OPPORTUNITY FROM \pm 5,488 SF TO \pm 10,253 SF



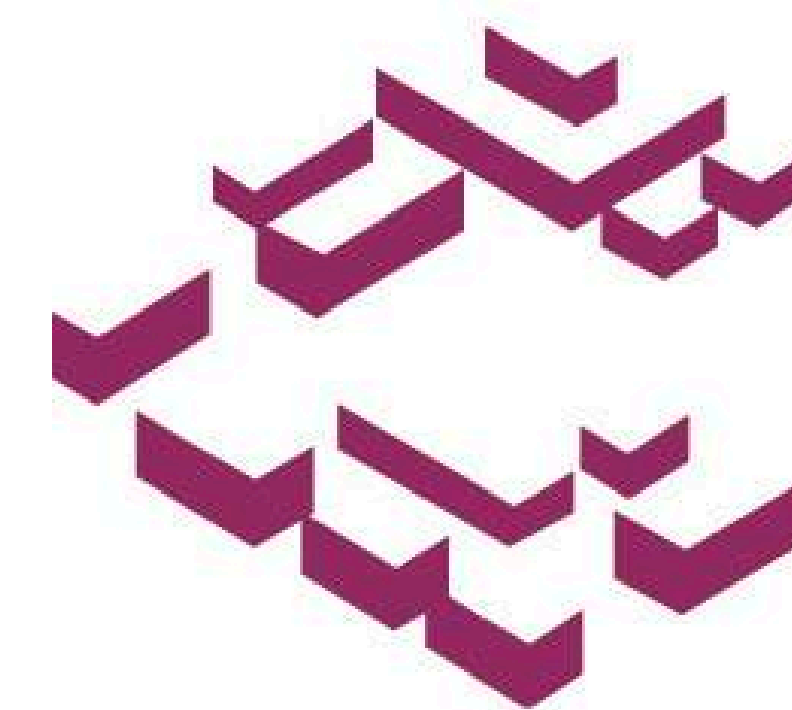
TODD LAW

Senior Vice President

858.728.9305

tlaw@cgpinc.com

CA DRE 01309241 – WA DOL 27587



**CAPITAL GROWTH
PROPERTIES, INC.**

This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies

CONTENTS

01 PROPERTY HIGHLIGHTS.....4

02 PHOTOS.....5

03 VIRTUAL TOUR.....7

04 SITE DETAILS.....8

05 PROPERTY SUMMARY.....9

06 FLOORPLAN.....10

07 PLAT MAP.....13

08 AERIAL.....14

09 DEMOGRAPHICS.....16

10 MARKET OVERVIEW.....17

DISCLAIMER

The information contained in this Marketing Brochure for 7901 Vickers Street, located in San Diego, California 92111, is proprietary and strictly confidential. No portion of the information, including, but not limited to, any details and documents relating to the property, is guaranteed in any manner. This brochure has been prepared to provide a general overview and unverified information to prospective parties, with the intent of establishing preliminary interest in the subject property.

Neither the Owner nor Capital Growth Properties, Inc. makes any representations or warranties regarding the accuracy, completeness, or reliability of the information provided, and shall not bear any liability or responsibility for its content. Prospective buyers are strongly encouraged to conduct their own independent investigations, inspections, and analyses when evaluating the property.

These materials may not be relied upon for any purpose other than to make a preliminary decision regarding further due diligence or potential offer consideration. No part of this information may be used, copied, or disclosed for any other purpose beyond the evaluation of the property.

PROPERTY HIGHLIGHTS

7901 VICKERS STREET

OFFICE/LAB SPACE FOR SALE

- **Offices & Labs:** 13 Offices | 19 Labs
- **Restrooms:** 4 Total (1 with Shower)
- **Amenities:** Kitchenette & Lounge Area
- **Extras:** Furnishings Included
- **Owner-User & SBA opportunity from ± 5,488 SF TO ±10,253 SF**



7901 VICKERS ST., SAN DIEGO, CA 92111
FULLY FUNCTIONAL OFFICE/LAB SPACE



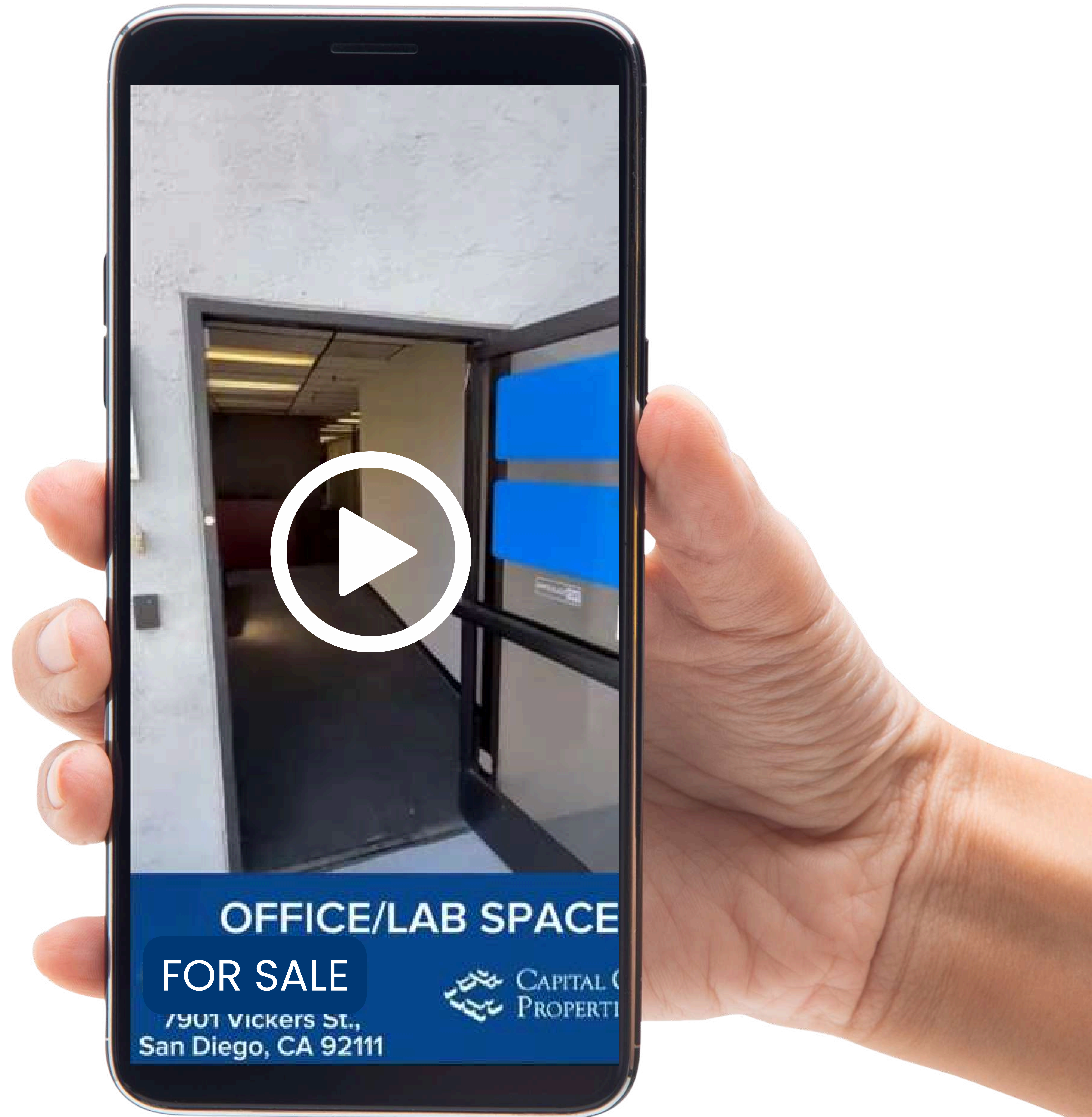
7901 VICKERS ST., SAN DIEGO, CA 92111
FULLY FUNCTIONAL OFFICE/LAB SPACE



WHAT ABOUT A VIRTUAL TOUR?


Dive into a virtual
walkthrough of this potential
game-changing space.
Don't just imagine,
experience it.


Press play and feel
the opportunity.



Address	7901 Vickers Street,San Diego, CA 92111
Parking	25 Spaces
Description	The property consists of one (1) free-standing, two (2)-story building with four (4) entrances/exits.
Current Occupancy	Vacant
Ownership Type	Fee-Simple
Lot	± 5,488 SF
Bldg. SF	± 10,253 SF
Year Built	1980
Parcel #	The property has not been sub-parceled. The offering contemplates Buyer and Seller working cooperatively to complete the sub-parceling of the lot.
Zoning	Industrial (M Zone)/Commercial



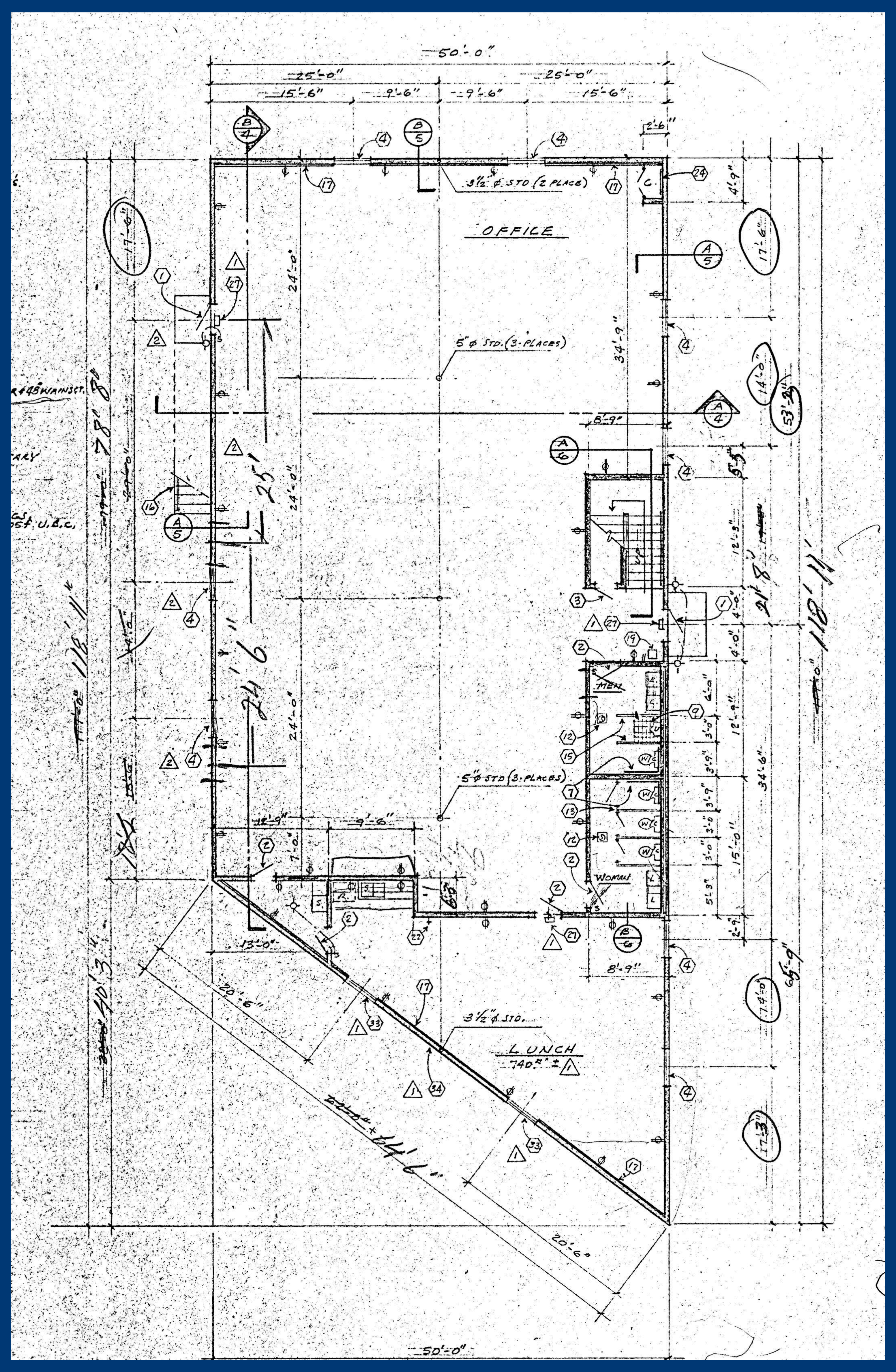
 **PARKING RATIO**
±2.44/25 Spaces

 **NO. OF BUILDINGS**
One (1) Building

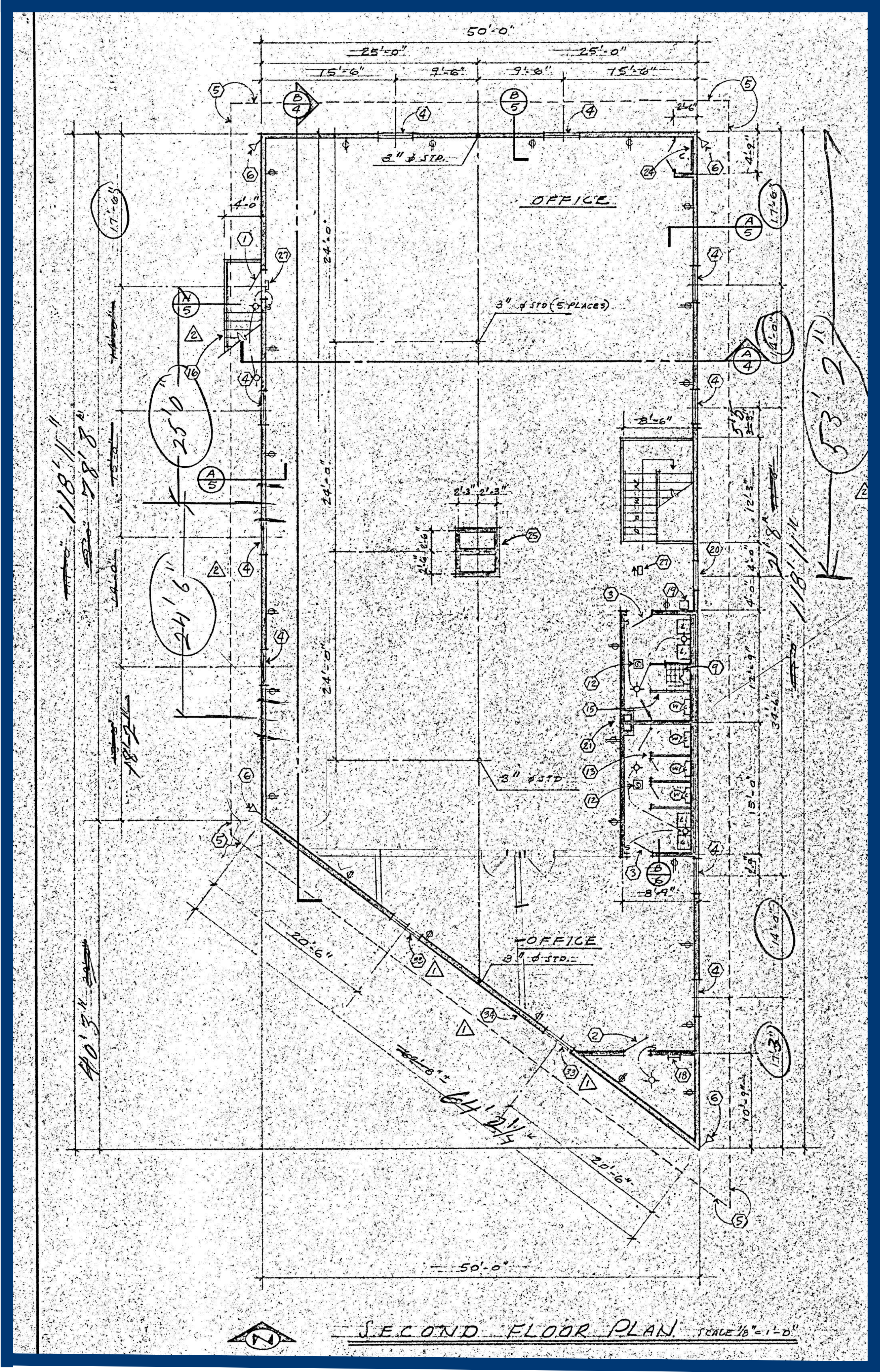
 **ELEVATOR**
One (1)

 **BUILDING SIZE**
±10,253 SF

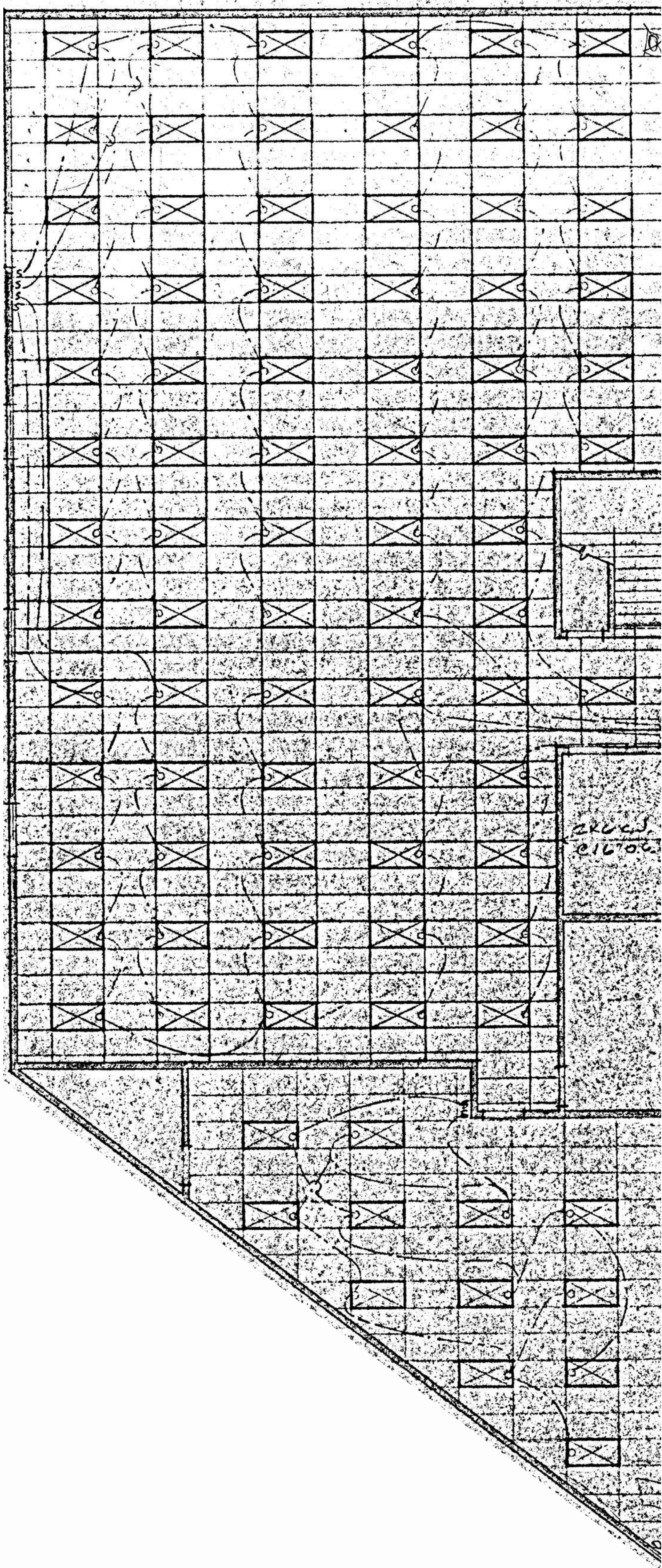
 **WEBSITE**
<https://cgpincre.com/>



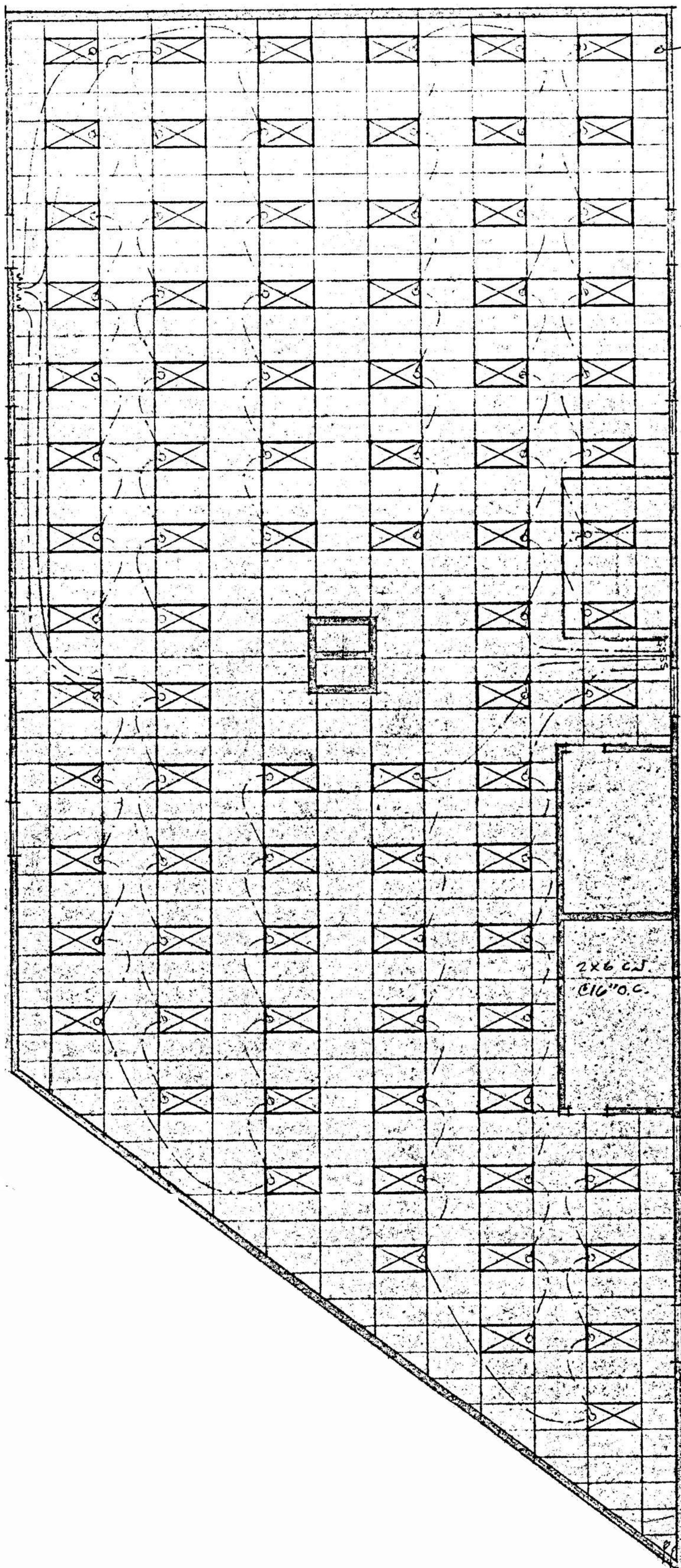
First Floor



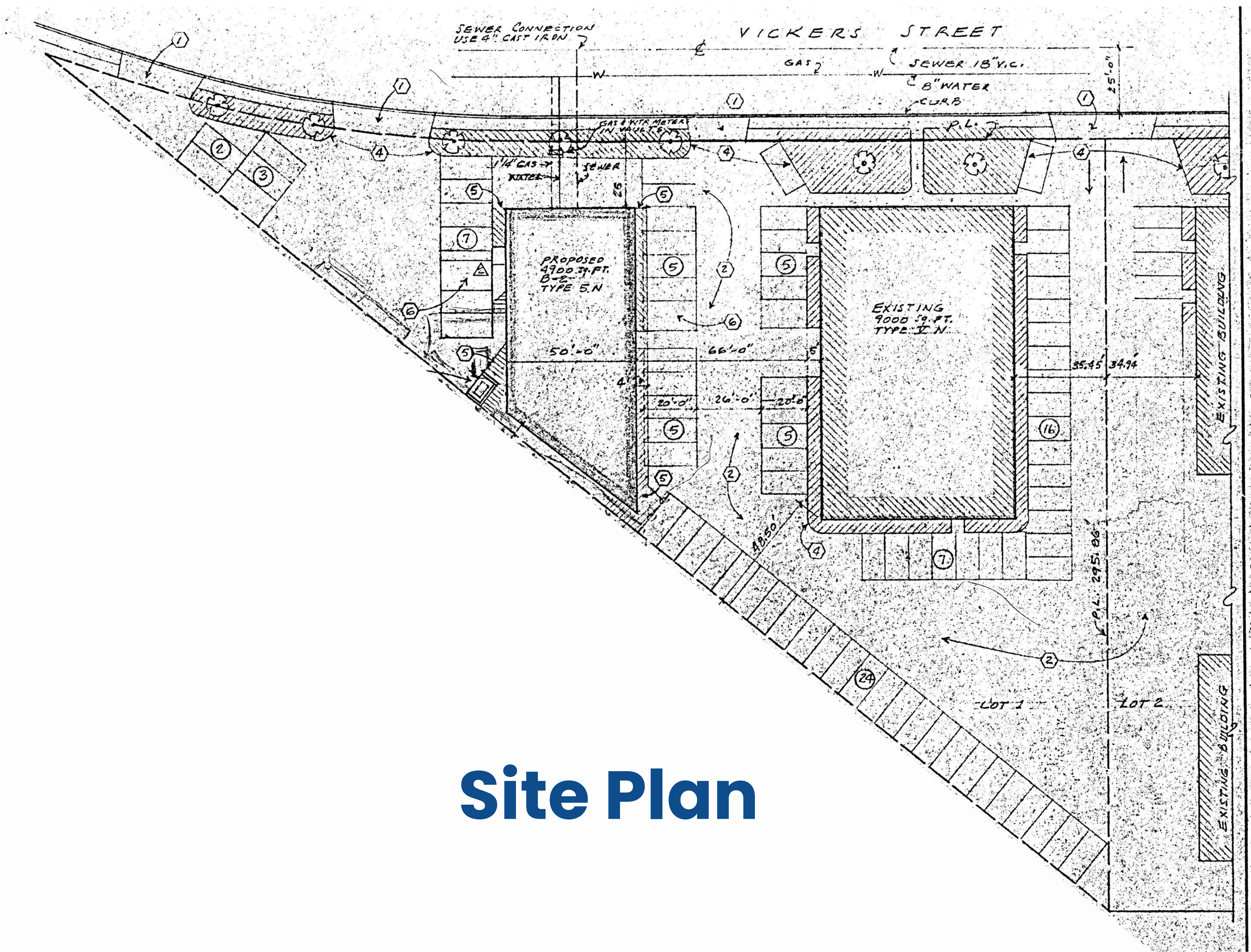
Second Floor



First Floor



Second Floor



Site Plan

Two-Story Standalone Building

- Includes Fully Built-Out Lab Space, Multiple Restrooms, and a Shower

Prime Access

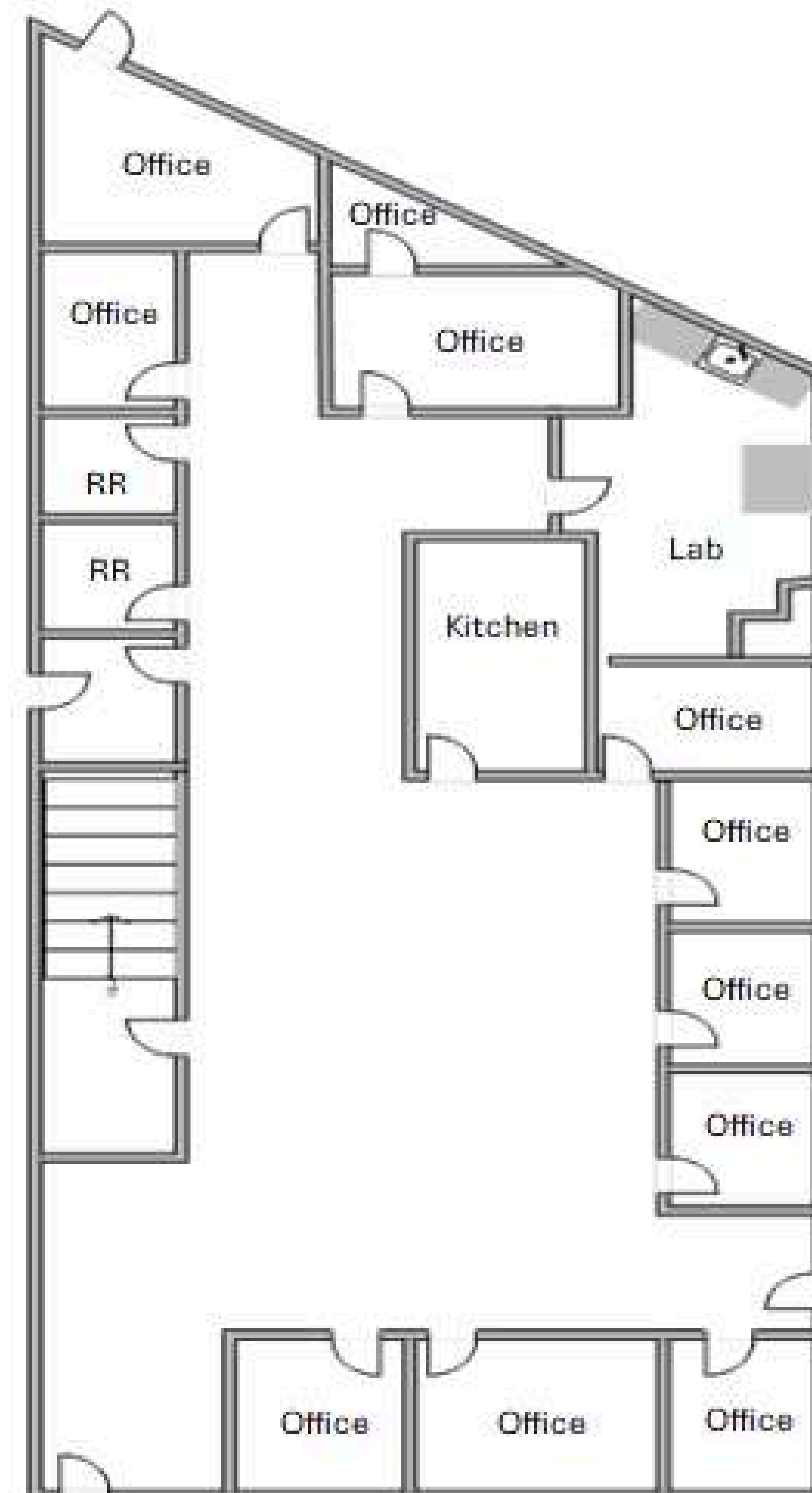
- Strategically Located Near I-805, Highway 163, and Highway 52

Vibrant Location

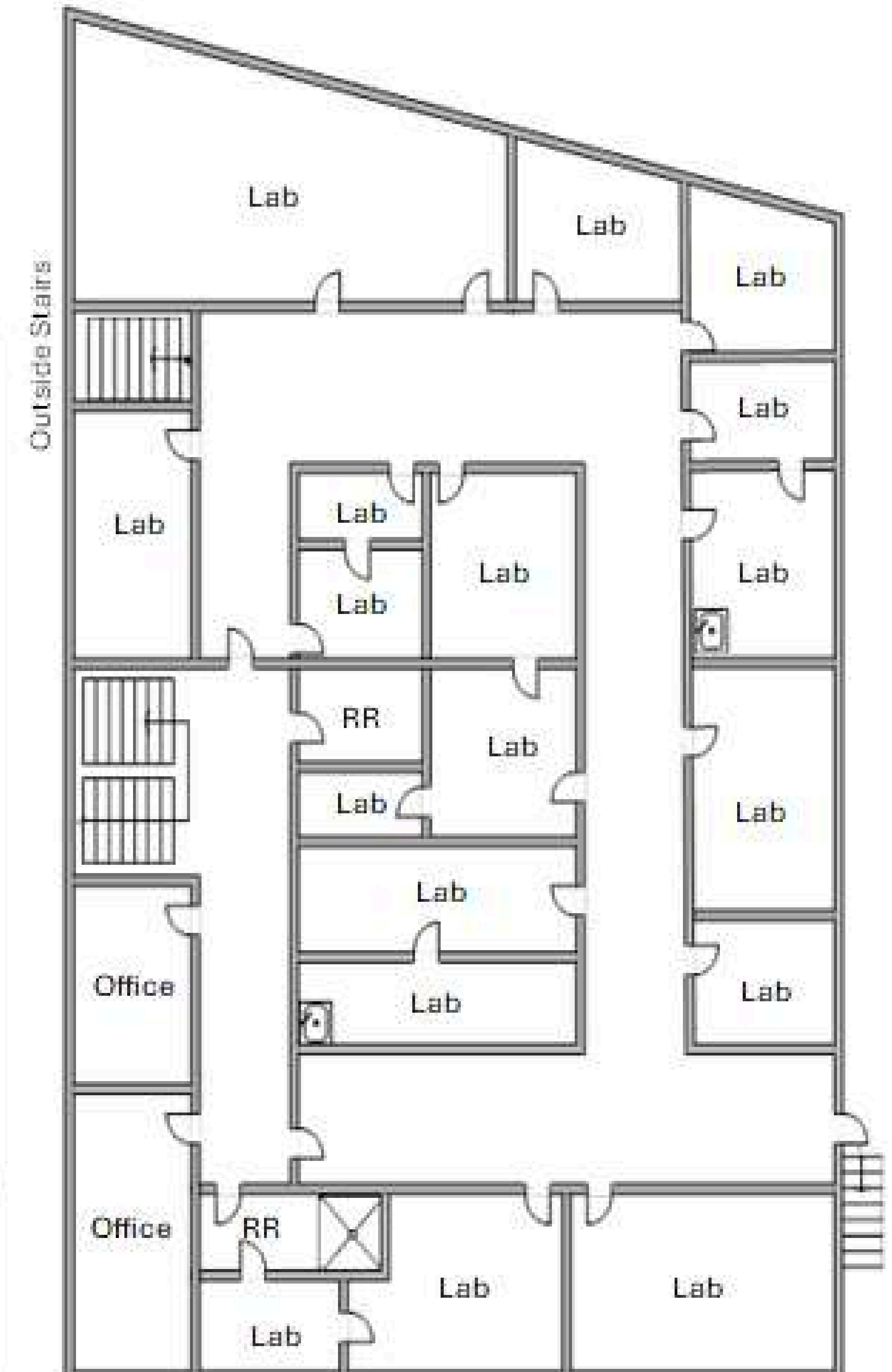
- Situated in the Heart of the Popular Convoy District, Surrounded by Dining, Retail, and Local Businesses

Ample Parking

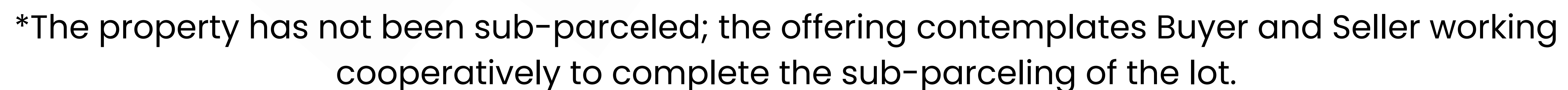
- Generous Onsite Parking Available

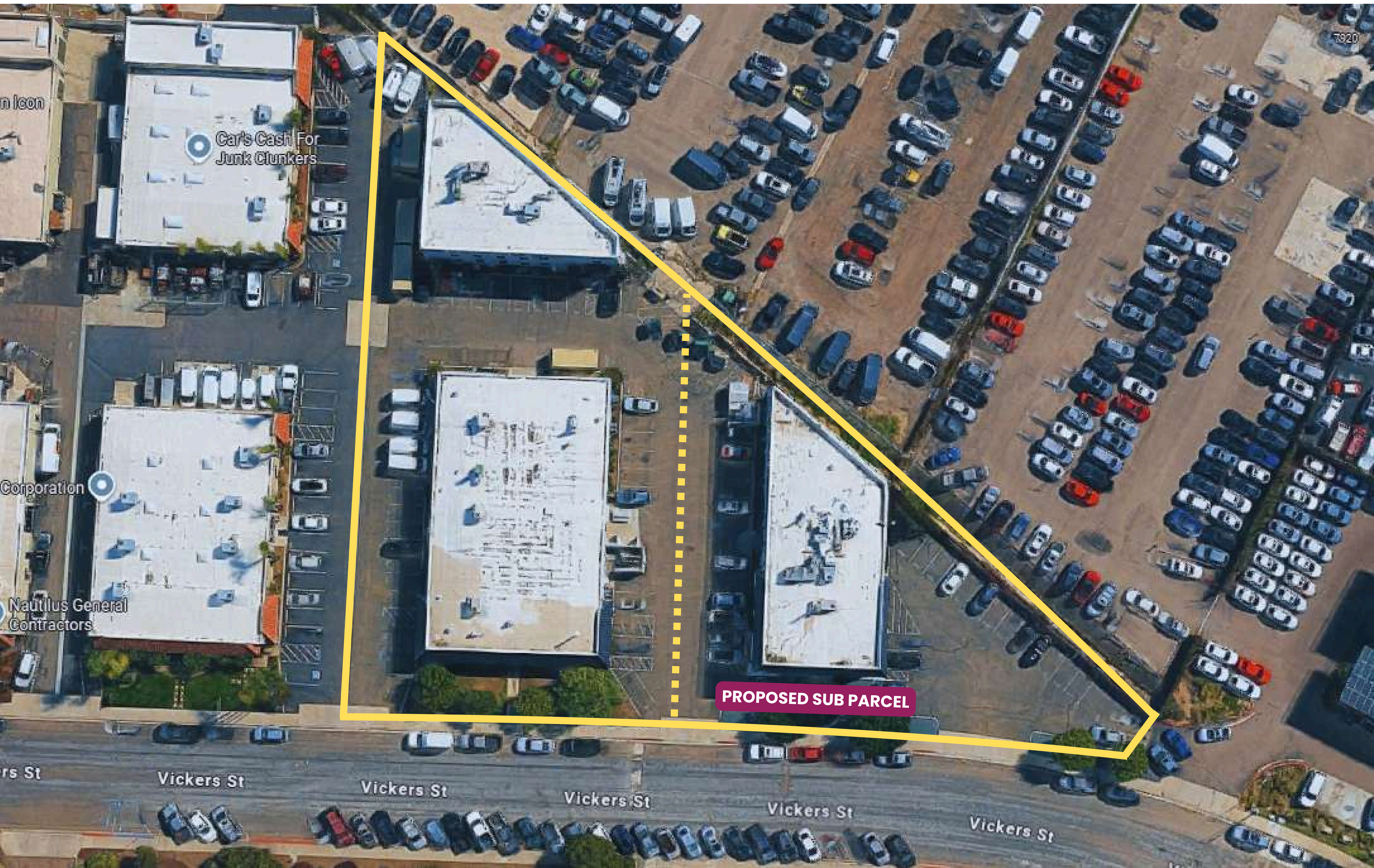


First Floor

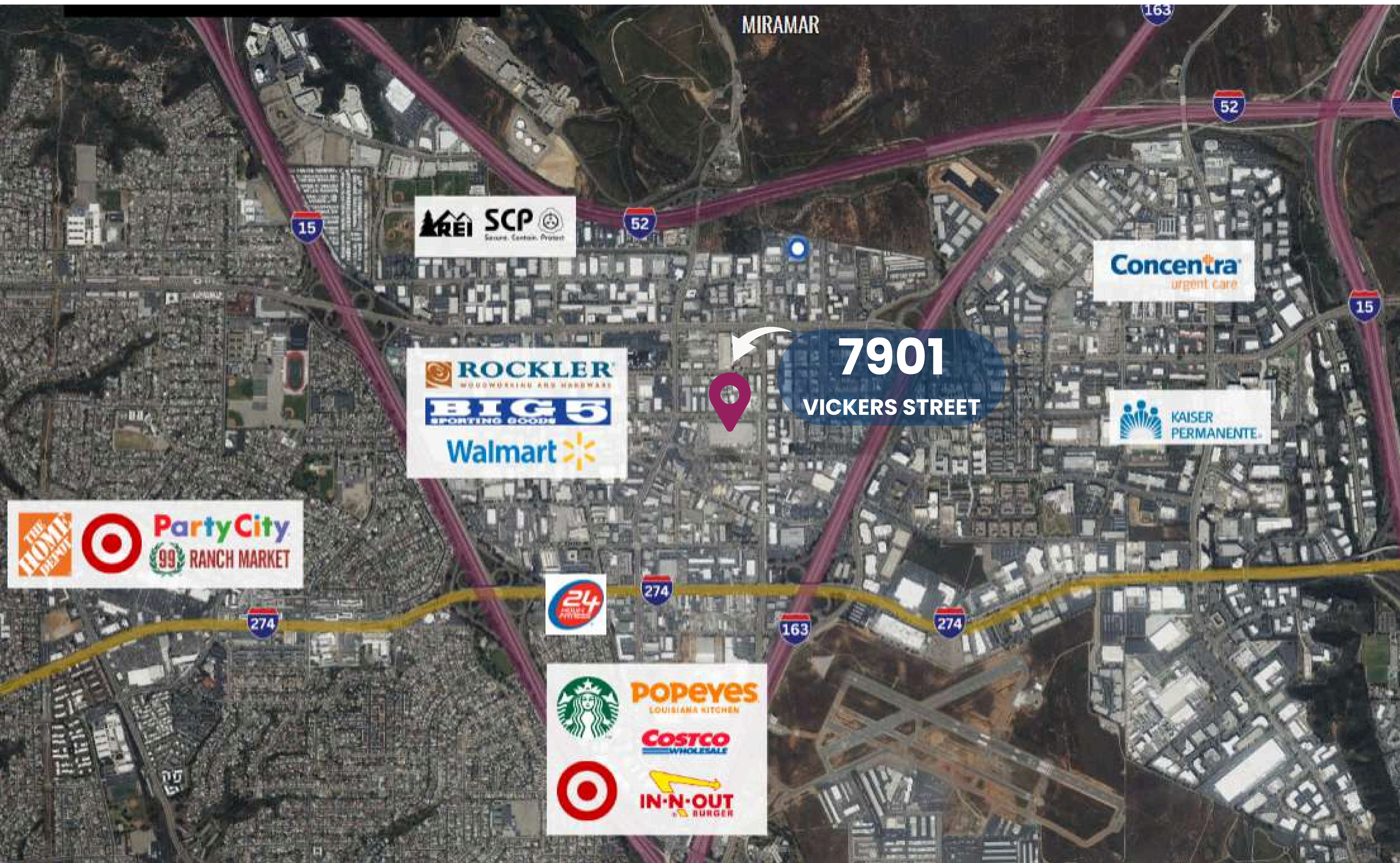


Second Floor





Located in the Trendy Convoy Neighborhood with restaurants, retail, offices and more.



#1

Best place in America to launch a startup

FORBES MAGAZINE

#1

Most diverse high-tech sector in the nation

MILKEN INSTITUTE

#1

Highest number of active duty military

BEA.GOV

#1

Average commute time among top 25 most populated metros (24.9 mins)

AMERICAN COMMUNITY SURVEY

#1

Top Metro in U.S. for relocation

APA SURVEY


#1

Top U.S. Travel Destination

MONEY MAGAZINE


With its near-perfect climate and thriving economy, San Diego County remains one of the most sought-after regions to live and work in the U.S. The area’s exceptional quality of life continues to draw residents, businesses, and visitors from around the globe.

Over the past 20 years, San Diego has built a distinct reputation—not only as a top travel destination but also as a hub for innovation in defense, biotechnology, clean energy, telecommunications, and electronics manufacturing.




AVERAGE HOME VALUE

\$698,955[1]



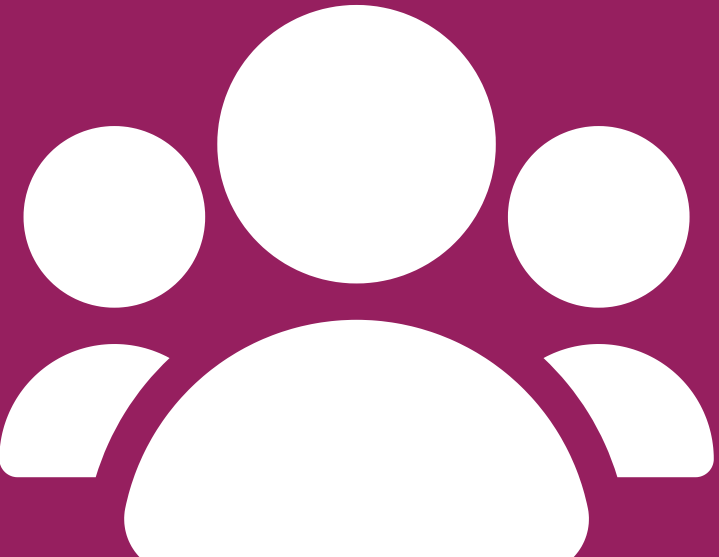
HOUSEHOLDS

1,165,877[1]



AVERAGE HOUSEHOLD INCOME

\$108,186[1]



POPULATION

3,334,024[3]

[1] FAST REPORT [2] U.S. BUREAU OF ECONOMIC ANALYSIS [3] UNITED STATES CENSUS BUREAU

SAN DIEGO RANKS

#2

INNOVATION

PATENT INTENSITY, FEDERAL FUNDING, VENTURE CAPITAL INVESTMENT

#2

TALENT

GRADUATE PIPELINE, TRANSFERABLE SKILLS, OCCUPATIONAL CONCENTRATION

#4

GROWTH

OSTINGS, FIVE-YEAR OCCUPATIONAL GROWTH



SAN DIEGO RANKINGS

- #1 MOST PATENT INTENSE REGION IN THE U.S. — #3 IN THE WORLD
SAN DIEGO ECONOMIC DEVELOPMENT CORPORATION
- #3 CLEAN TECH CITY IN AMERICA
CLEAN TECH LEADERSHIP
- #3 LIFE SCIENCES HUB
- #4 IN VENTURE CAPITAL DOLLARS PER EMPLOYEE
NATIONAL VENTURE CAPITAL ASSOCIATION / U.S. BUREAU OF LABOR STATISTICS
- #5 CITY FOR FAST-GROWTH COMPANIES
INC. MAGAZINE
- #5 SAN DIEGO RANKS FIFTH AMONG THE TOP 25 U.S. STARTUP HUBS
U.S. CHAMBER OF COMMERCE FOUNDATION

Specialty Demand & Physician Gap Near RBMP

- Demand for medical office space continues to outpace supply, with absorption consistently exceeding new deliveries.
- New development remains limited due to high interest rates, rising construction costs, scarce land availability, and other entry barriers.
- Since 2014, average annual medical office deliveries have been less than half the volume seen between 2005–2013.
- From 2014 to year-to-date 2024, net demand has exceeded new supply by an average of 78,657 SF annually.
- Currently, only 9,990 SF of ground-up medical office development is underway in San Diego—offering minimal short-term supply relief. The market may see limited additional space through select conversion projects in the pipeline.

SAN DIEGO MEDICAL OFFICE STATISTICS Q2 2024								
San Diego Medical Office Statistics Q2 2024								
Submarket	Total inventory (s.f.)	Q2 total net absorption (s.f.)	12-month total net absorption (s.f.)	12-month net absorption (% of inventory)	Direct vacancy (%)	Prior year vacancy (%)	Average asking rent (\$ p.s.f.)	Year-over-year change (%)
Oceanside/Vista	1,174,806	-10,497	606	0.1%	11.1%	11.2%	\$3.82	6.4%
Escondido/San Marcos	1,190,391	676	32,455	2.7%	5.4%	8.1%	\$4.45	1.1%
North County Coastal	1,525,565	-763	25,302	1.7%	5.5%	6.9%	\$5.10	-0.6%
I-15 Corridor	1,099,739	7,183	-4,460	-0.4%	6.9%	6.7%	\$4.40	8.9%
La Jolla/UTC/Sorrento	2,018,539	20,208	-4,460	-0.7%	5.2%	3.7%	\$4.83	0.2%
Kearny Mesa/Mission Valley	2,156,458	2,577	-24,096	-1.1%	6.9%	5.5%	\$4.32	2.1%
Uptown/Hillcrest	1,011,130	0	2,586	0.3%	1.7%	2.0%	\$3.65	9.3%
East County	1,856,771	-16,252	-34,083	-1.8%	6.0%	4.1%	\$3.31	3.8%
South County	1,663,215	-16,196	-36,882	-2.2%	4.7%	2.4%	\$3.32	0.0%
Other	427,994	2,213	8,969	2.1%	2.6%	4.6%	\$3.32	-1.2%
Market Totals	14,124,608	-20,416	-43,794	-0.3%	5.9%	5.4%	\$4.14	0.0%
On Campus	2,161,094	-5,109	-1,332	-0.1%	3.1%	3.3%	\$4.41	3.0%
Off Campus	9,433,696	-9,085	-15,454	-0.2%	5.6%	5.1%	\$4.27	-0.7%
Adjacent to Campus	2,529,818	-6,222	-27,008	-1.1%	9.4%	8.1%	\$3.65	-1.6%



TODD LAW
Senior Vice President
tlaw@cgpinc.com
858.729.9305
CA DRE 01309241
WA DOL 27587

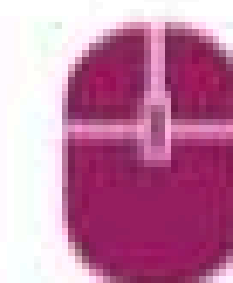
Capital Growth Properties, Inc.



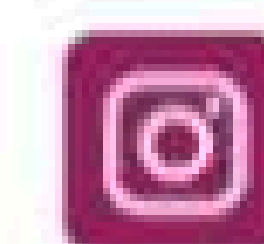
1120 Silverado Street, Suite 200
La Jolla CA 92037



858.729.9300



www.cgpinc.com



@cgpinc



"Todd is an extremely professional Realtor that has helped clients of mine find commercial properties. Whenever I send a client his way, I know that they will be very well taken care of and I get nothing but rave reviews. I highly recommend Todd!" – Alan Cox

Don't miss out—request the full property details now!